

004.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
889,300 / 889,300

USE VALUE:

889,300 / 889,300

ASSESSED:

889,300 / 889,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122-124		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE HING GOON/LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1: 122-124 VARNUM STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEE GOON HING -

Owner 2: -

Street 1: 122 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,579 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1961, having primarily Vinyl Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5579		Sq. Ft.	Site		0	80.	1.05	1									469,895						469,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5579.000	419,400		469,900	889,300			4257
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/30/17		

PREVIOUS ASSESSMENT

Parcel ID								
004.0-0005-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	419,400	0	5,579.	469,900	889,300	889,300
2019	104	FV	323,400	0	5,579.	499,300	822,700	822,700
2018	104	FV	323,400	0	5,579.	364,200	687,600	687,600
2017	104	FV	303,000	0	5,579.	317,200	620,200	620,200
2016	104	FV	303,000	0	5,579.	270,200	573,200	573,200
2015	104	FV	269,400	0	5,579.	264,300	533,700	533,700
2014	104	FV	269,400	0	5,579.	217,300	486,700	486,700
2013	104	FV	280,500	0	5,579.	206,800	487,300	487,300

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
LEE GOON HING,		68670-275		12/28/2016	Convenience		1	No	No		
		10499-182		4/6/1964				No	No	N	

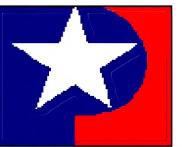
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2006	1107	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
9/20/1999	Meas/Inspect	264	PATRIOT
8/26/1993		MK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			PDAS.															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2															
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1961	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:					2	5	3								
Sec Int Wall:	%			Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 4 - Carpet				Override:		%		Baths:															
Sec Floors: 5 - Lino/Vinyl	20%			Total:	31	%		Plumbing:															
Bsmnt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmnt Gar: 2								General:															
Electric: 3 - Typical								Totals	2	10	6												
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 2																							
% Heated: 100				% AC:																			
Solar HW: NO				Central Vac: NO																			
% Com Wall				% Sprinkled:																			
MOBILE HOME				Make:				Model:				Serial #:				Year:		Color:					
SPEC FEATURES/YARD ITEMS																							
												PARCEL ID 004-0-0005-0003.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N																							
Total Yard Items:				Total Special Features:								Total:											

28
10
4
5
(20)
SFL
FFL
BMT
(1176)
42
27
20
4
8 OFFP
(32)
4
7

AssessPro Patriot Properties, Inc